

Waterville

BK 6761 PG 100

NO TRANSFER
TAX PAID

39-253

WARRANTY DEED
000349

Know all Persons by These Presents, That I, Theresa M.

Rodrigue of Waterville, County of Kennebec and State of Maine, being the surviving joint tenant and record owner of the property described herein, with warranty covenants, and in consideration of one dollar (\$1.00) and other valuable consideration, paid by Richard L. Wentworth, of Waterville, County of Kennebec and State of Maine, the receipt whereof I do hereby acknowledge, do hereby *give, grant, bargain, sell and convey* unto the said Richard L. Wentworth, his heirs and assigns forever, excepting and reserving a life estate in the name of Theresa M. Rodrigue, the following lot or parcel of land with the buildings thereon situated in said Waterville, known as 4-6 Veteran Court, bounded and described as follows, to wit:-

Beginning at the northeast corner of property now or formerly of Frederick W. Papolos at an iron pin on the south line of Veteran Court; thence south fifty-nine (59) degrees, fifty-two (52) minutes East along the south line of Veteran Court and a distance of forty-four and one tenth (44.1) feet to an iron pin; thence south thirty (30) degrees, eight (8) minutes East and a distance of sixty (60) feet to an iron pin the southerly line of said Papolos; thence north fifty-eight (58) degrees, zero (0) minutes West and a distance of forty-seven and seven tenths (47.7) feet to an iron pin in the northwest corner of Papolos' property; thence north thirty-three (33) degrees, ten (10) minutes East and a distance of fifty-nine (59) feet to the point begun at. Included in the conveyance is a right of way in common with others over Veteran Court. Being the same premises conveyed to Florian J. Rodrigue, date of death, November 9, 1998, and Theresa M. Rodrigue by Quit-Claim Deed (joint tenancy), from the Federal Trust Company, dated July 8, 1965, and recorded in the Kennebec Registry of Deeds in Book 1385, Page 54.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Richard L. Wentworth, his heirs and assigns, to them and their use and behoof forever.

And I do *covenant* with the said Grantee(s), his heirs and assigns forever, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, and that I have as good right to sell and convey the same to the said Grantee to hold as aforesaid; and that me and my heirs shall and will *warrant and defend* the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

CHARLES J. FERRIS
ATTORNEY AT LAW
18 SILVER STREET
WATERVILLE, MAINE
04901

39-253

In Witness Whereof, I, the said Theresa M. Rodrigue, relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 26th day of December, 2001.

Theresa M. Rodrigue
Theresa M. Rodrigue

Signed, sealed and Delivered
in the presence of:

Stephanie Dennis
Stephanie Dennis

State of Maine
Kennebec, ss.

Dated: December 26, 2001

Then personally appeared the above named Theresa M. Rodrigue, and acknowledged the foregoing instrument to be her free act and deed.

Before me,
Charles T. Ferris
Notary Public / Attorney-at-Law
Charles T Ferris

RECEIVED KENNEBEC SS.

2002 JAN -4 AM 9:00

attest: Beverly Miner Halloway
acting Register of Deeds

CHARLES T. FERRIS
ATTORNEY AT LAW
10 SILVER STREET
WATERVILLE, MAINE
04901